

MINNESOTA IS SHOVEL READY

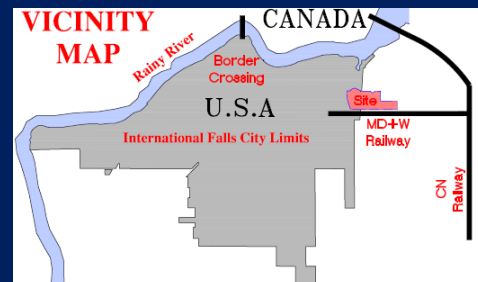
Multi-Modal Distribution Center

INTERNATIONAL FALLS, MINNESOTA

A CERTIFIED SHOVEL READY DEVELOPMENT SITE!

International Falls Multi-Modal Distribution Center Highlights:

- Parcel Size - 44 acres for sale, 12 acres of buffer, 21 acres for road/utilities
- Description - Greenfield/Certified Shovel Ready
- Utilities - Into the Property including water, sanitary sewer, natural gas and underground electrical
- Zoning - M2-A Manufacturing
- Rail Spur into Property - MD&W Short Line Railway
- Foreign Trade Zone Designation



Area Attributes:

- Quality Multi-Disciplined Workforce
- International Airport
- Competitive Utility Rates
- Redundant fiber optic
- Local, Regional and State Incentives
- Workforce Training through Rainy River Community College



For more information on the International Falls Shovel Ready Site, contact:

Kenneth R. Anderson, City Administrator

City of International Falls

Direct: 218.283.7983

kena@ci.international-falls.mn.us | www.ci.international-falls.mn.us.com

